





HUSE & SON

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For sale by Public Auction 11th December 2025 (unless previously sold). House & Son, in conjunction with Clive Emson Auctioneers, are delighted to bring to market this two/three bedroom chalet-style detached home on a generous, wide and deep plot. The accommodation is versatile, ideal for today's busy lives, with scope to extend or re-develop (stpp).

This property benefits from no forward chain, driveway and garage to the side (needing attention). A home with lots of potential, comprising of entrance hall, a lounge and separate dining room/bedroom three, a kitchen, two first-floor double bedrooms and first floor bathroom. The garden is well established. This property requires full modernisation throughout and is being sold by the Public Auction.

Guide Price £260,000 - £280,000 Freehold. The seller reserves the right prior to the auction.

ENCLOSED PORCH

Utility porch/storage. Glazed front door to the entrance hall.

ENTRANCE HALL

12' 8" x 6' 0" (3.86m x 1.83m)

Understairs recess.

LOUNGE

15' 1" x 10' 10" (4.6m x 3.3m)

Double glazed window to front. Wall light points. Tiled fireplace surround. Picture rail. Radiator.

DINING ROOM/BEDROOM THREE

12' 9" x 12' 0" (3.89m x 3.66m)

Dual aspect double glazed windows. Tiled fireplace surround. Radiator. Picture rail.



KITCHEN

14' 10" x 7' 9" (4.52m x 2.36m)

Dual aspect windows. Casement door to rear. Radiator. Wall mounted gas fired boiler.

STAIRS TO FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE

12' 1" x 10' 10" (3.68m x 3.3m)

Double glazed window to front. Radiator. Access to eaves.

BEDROOM TWO

14' 5" back to wardrobe" x 7' 7" (4.39m x 2.31m)

Window to rear with view over mature rear garden. Radiator. Built in closet.

BATHROOM

7' 6" x 6' 10" (2.29m x 2.08m)

Three piece suite. Double glazed window to side. Radiator.

FRONT GARDEN

Pathway to the front door. Mature, established side garden.

DRIVEWAY

Driveway to the side leading to garage.

GARAGE

Attention/rebuild required to this single garage.

REAR GARDEN

Approximately 60ft depth, mature and established garden.

AGENT'S NOTE

- Japanese knotweed, documentation is available within the legal pack.
- The guide price can be exceeded.
- The seller reserves the right to sell prior to the auction. The seller's decision is final.
- Full vacant possession.

AGENT'S NOTE

Knotweed: 93 Hightown Road has paid for their 10-year insurance-backed treatment plan, which references 91a Hightown Road. The documentation is within the Solicitor pack.



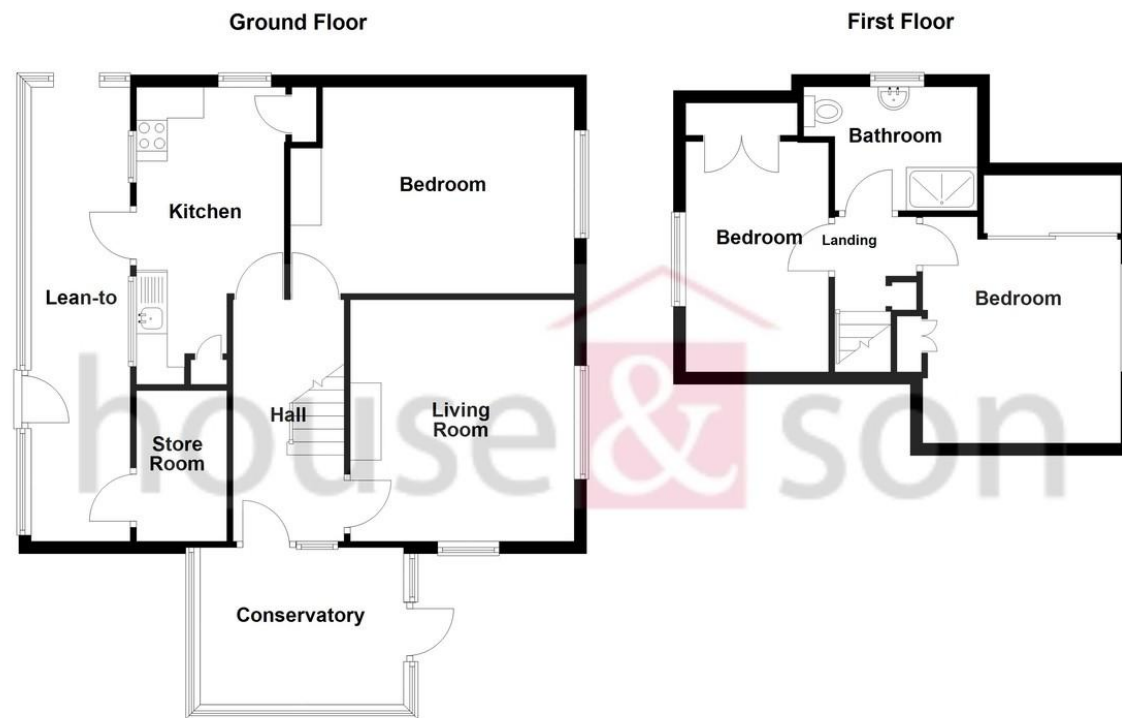
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





Total area: approx. 106.1 sq. metres (1142.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



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Energy performance certificate (EPC)

93 Hightown Road RINGWOOD BH24 1NJ	Energy rating	Valid until:	21 October 2035
	E	Certificate number:	4535-4820-8509-0572-5226

Property type

Detached house